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September 12, 2022

Christopher Carthy, Chairman
North Castle Planning Board
15 Bedford Road
Armonk, New York 10504

Re: 23 Bedford Banksville Road

Honorable Chairman and Members of the Board:

We submit this letter on behalf of Greenwich Realty Group, LLC, the current owners of 23 Bedford Banksville Rd., Bedford, NY.

At our last engagement, the Planning Board made a determination to have the rear, existing yard use be decommissioned before your Board would issue site plan approval. At that time, last spring, we did not own the land and we were leasing it from the then owner who did not fancy terminating his cash flow nor the removal of the outdoor tenants to the rear.

On June 28, my client acquired the property. In July, we commenced the eviction notice process. That process is proceeding and we, in fact, anticipate securing Surrender Agreements during September. The tenants have no leases and occupy the premises as holdover tenants. The tenants recognize that this is a matter of time.

Peter Gregory has been coordinating with the Town Engineer and Adam Kaufman to establish the floodplain height. With that height established two properties over, and our tenants vacating in the near future, we believe we can proceed toward site plan approval. Consider this an update.

Finally, you should know that all of this is proceeding while your building department continues to enforce the code; in particular, it's position that without site plan approval no improvement to the premises or the site is permitted or legal. This building requires updates and only maintenance is permitted. We need to secure site plan approval, even conditional approval, subject to the tenants vacating would be appreciated. We will shortly be before the local court to review this matter.

Christopher Carthy, Chairman
North Castle Planning Board

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Kindly place this matter on your September 29, 2022, agenda. Thank you.

Very truly yours,

Anthony F. Veneziano, Jr.

ANTHONY F. VENEZIANO, JR.

AFV/kj

cc: Peter Gregory
Mark Mosello
Michel Gunn
Patrick Bliss
Rob Melillo